

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
July 19, 2007

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY JULY 19, 2007**, in the Planning Department Conference Room City Hall- 10th Floor, 455 N. Main Street, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of the June 7, June 21 and July 5, 2007 MAPC minutes.

❖ **Items # 2-1 through 2-3 may be taken in one motion unless there are questions or comments.**

2. Consideration of Subdivision Committee recommendations from the meeting of July 12, 2007. Don Anderson, David Dennis, Bill Johnson, M.S. Mitchell and G. Nelson Van Fleet were present. Copies of their recommendations have been furnished to the Planning Commission. Michael Gisick was not present.
Agenda Item 2-1 (SUB2006-109) Approved, vote (5-0); 2-2 (SUB2007-48) Approved, vote (5-0); Agenda Item 2-3 (SUB2007-58) Approved, vote (5-0); 3-1 (VAC2007-21) Approved, vote (5-0); 3-2 (VAC2007-22) Approved, vote (5-0).

- 2-1. **SUB 2006-109: One-Step Final Plat -- LIVING WORD OUTREACH ADDITION**, located west of Hydraulic and north of MacArthur Road.

Engineer: Certified Engineering Design, P.A.
Acreage: 10.51
Total Lots: 1

- 2-2. **SUB 2007-48: Final Plat -- CRYSTAL GARDENS ADDITION**, located on the north side of 13th Street North and east of 135th Street West.

Engineer: Baughman Company, P.A.
Acreage: 18.70
Total Lots: 67

- 2-3. **SUB 2007-58: Final Plat -- KING'S COURT ADDITION**, located west of Hoover and south of Maple.

Engineer: Baughman Company, P.A.
Acreage: 1.14
Total Lots: 4

❖ **PUBLIC HEARINGS – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items #3-1 and 3-2 may be taken in one motion, unless there are questions or comments.
Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th Floor, City Hall, 455 N. Main Street, Wichita, Kansas

- 3-1. **VAC 2007-21: Request to vacate a platted setback**, generally located east of Woodlawn Boulevard, north of 13th Street North, and southwest of Stratford and Armour Lanes.
- 3-2. **VAC 2007-22: Request to vacate portions of platted complete access control**, generally located on the west side of Ridge Road, south of K-96 and on the south side of Village Circle.

❖ **PUBLIC HEARINGS**

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4. Case No.: ZON2007-13
Request: Zone change from “SF-5” Single-family Residential to “TF-3” Two-family Residential.
General Location: West of Florence and south of 2nd Street North (223 N. Florence).
Presenting Planner: Jess McNeely
5. Case No.: ZON2007-18
Request: City zone change from “SF-5” Single-family Residential to “LC” Limited Commercial for a narrow strip of property.
General Location: Two Hundred and fifty feet north of Kellogg Drive on the east side of Heather Street (8201 Peach Tree).
Presenting Planner: Dale Miller
6. Case No.: ZON2007-28
Request: City zone change from "LC" Limited Commercial to "GC" General Commercial.
General Location: Southwest of the intersection of West Douglas Avenue and North McComas Avenue (3825 W. Douglas Ave.)
Presenting Planner: Derrick Slocum
7. Case No.: CON2007-22
Request: County Conditional Use to expand a sand and gravel extraction operation (CON2000-12) on property zoned “RR” Rural Residential.
General Location: On the northeast corner of 53rd Street North and Ridge Road.
Presenting Planner: Bill Longnecker
8. Case No.: CON2007-26
Request: County Conditional Use for outdoor recreation on property zoned "RR" Rural Residential.
General Location: On the west side of Ridge Road, midway between 45th and 53rd Streets North.
Presenting Planner: Bill Longnecker
9. Case No.: CON2007-27
Request: City Conditional Use to allow Day Care at St. James Episcopal Church (3750 E. Douglas) on property zoned “TF-3” Two-family Residential.
General Location: The northeast corner of Douglas and Yale Streets.
Presenting Planner: Derrick Slocum

10. Case No.: DER2007-04
Request: Amendment to the Unified Zoning Code to define Industrial Scrap Material as a “Recyclable Material” and to specify the definition for “Wrecking/Salvage Yard” to NOT include Industrial Scrap Material, in Article II: Rules of Construction and Definitions.
Presenting Planner: Derrick Slocum
11. Case No.: DR2005-21
Request: Amendment to the April 19, 2001 Edition of the Wichita-Sedgwick County Unified Zoning Code to amend Section III-C.5. for the A-O, Airport Overlay Districts and Sections III-C.9. and V-I.2.o. for the AT/FP-O, Anti-Terrorism/Force Protection Overlay District pertaining to the recommendations from the McConnell Air Force Base Joint Land Use Study
Presenting Planner: Scott Knebel
12. Other matters/Adjournment.
John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission